



SETON EAST HOUSE

LONGNIDDY, EAST LoTHIAN







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LONGNIDDRY, EAST LOTHIAN, EH32 0PG

Attractive C Listed Georgian Farmhouse with superb views across the Firth of Forth
Double Aspect Drawing Room, Family Room with Woodburning Stove and Patio Door

Dining Kitchen with Aga, Dining Room

Principal Bedroom with En Suite, 4 Further Bedrooms,
Family Bathroom and WC

Utility Room, WC and Ground Floor Shower Room

Large Outbuilding with Garage, Store Rooms and 2/3 Stables

Gravel Driveway with Extensive Parking

Lot 2: Steading Building with Large Barn, 2 Cart Stores,
Extensive Kennelling and Garden Area

Lot 2: About 5.8 Acres Of Grazing

Hallway, Kitchen, Sitting Room, Drawing Room, Dining Room, Cloakroom,
Utility Room and Shower Room

5 Bedrooms (1 En Suite), Family Bathroom and WC

Garden Room / Summerhouse, Large Outbuilding with Garage, Stabling and Store Rooms

EPC = D

Lot 1: About 0.5 acres in all

Lot 2: About 6.2 acres in all

Attractive farmhouse situated
in an elevated plot with
fantastic views over the Firth
of Forth to Fife

Lot 2: Steading, Kennels and
5.8 acres of grazing.

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SITUATION

Seton East House is situated in a pretty part of the East Lothian countryside to the west of Longniddry.

Longniddry is a quiet village with shops, a primary school, library and a community centre. Like many coastal towns and villages in East Lothian, Longniddry boasts a beautiful sandy beach. This stretch of local coastline is known as Longniddry Bents, popular in the summer months with local families, holidaymakers, picnickers, horse riders, rambles and dog walkers alike. The shallow bay is also a favoured location for windsurfers, kite surfers and sea kayakers. Private schooling is available locally at The Compass School in Haddington and Loretto in Musselburgh, with a large selection of other private schools available in Edinburgh.

East Lothian is well known for its long sandy beaches along the Firth of Forth. It is also renowned throughout the world for its numerous top class links golf courses including Muirfield, North Berwick, Archerfield, The Renaissance, Gullane, Musselburgh and Dunbar, in addition to Longniddry Golf Course. The surrounding countryside offers fishing, walking, cycling and horse riding and there are sailing facilities and clubs in Musselburgh, North Berwick and Dunbar.

Edinburgh is easily accessible via the A1 dual carriageway, as is Edinburgh Airport. Longniddry itself has a train station which is on the North Berwick to Edinburgh line with a journey time to Edinburgh Waverley of under 25 minutes.

DESCRIPTION

Seton East House is an attractive C Listed farmhouse set in a superb plot with panoramic views. The house is stone built with a slate roof and has spacious accommodation arranged over three floors. On the ground floor there are fine reception rooms and family living spaces. At the heart of the house is a spacious hallway off which are two of the reception rooms and two corridors which lead to the kitchen and drawing room. The kitchen is excellently laid out, with a central island and plenty of space for a dining table. The room is dual aspect and fitted with a range of traditionally styled base and wall mounted units with a Corian worktop. Integrated appliances include a gas fired AGA and a NEFF two burner gas hob, dishwasher, microwave, fridge freezer, oven, grill and warming drawer. Off the kitchen is a home office and utility room with back door and shower room.

Linking with the kitchen and main hall is the family sitting room which has a door to the garden and a fireplace with wood burning stove. Across the hallway is the dining room and the drawing room is situated beyond and is double aspect. The drawing room has decorative cornicing, which is a feature throughout the reception rooms, and there is also a wood burning stove, which is set beneath an attractive timber mantelpiece. The ground floor accommodation is completed by a cloakroom off the entrance hall.

At first floor level there are three generously sized bedrooms, a family bathroom and a dressing room. The principal bedroom is en suite and south facing with an adjacent dressing room. The other two bedrooms face north and south with the family bathroom located just off the landing by the stairs to the second floor. The bedrooms on the second floor have wonderful views over the surrounding countryside and have a toilet with wash hand basin situated between them.

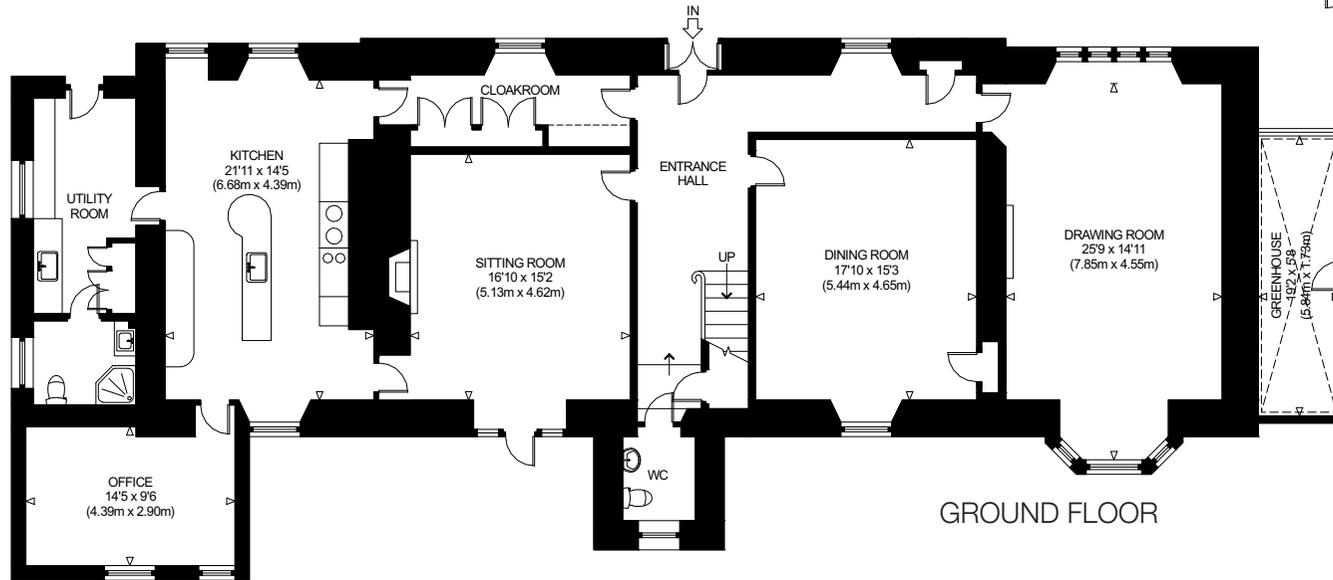
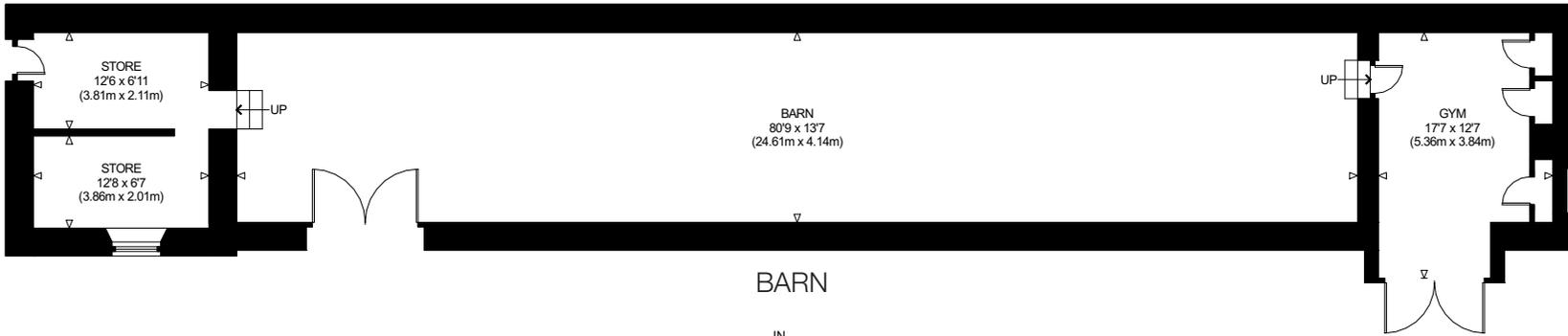
At the front of the house is a large gravel driveway which is entered through two stone pillars. There is plenty of space for parking and access to the outbuilding from here. The garden wraps around the house from west to north and benefits from the sun for most of the day. The garden is mainly laid to lawn but is bound by mature and well-kept borders with well-established plants, shrubs and trees which provide shelter and privacy. A low stone wall encloses the property and on the west side of the house is a garden room overlooking the lawn.

The outbuilding on the south side of the house forms most of the southern boundary. The building is stone built and has space for three stables, as well as a tack room and feed room, which are currently used for storage and at the far end of the building is a home gym.









SETON EAST

GROSS INTERNAL AREA (APPROX)

3,696 SQ FT (343.4 SQ M)

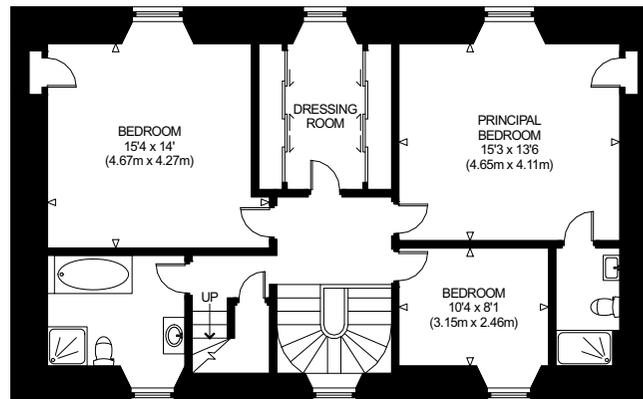
(INCLUDING AREAS OF RESTRICTED HEIGHT)

EXTERNAL BARN AREA 1,525 SQ FT (141.7 SQ M)

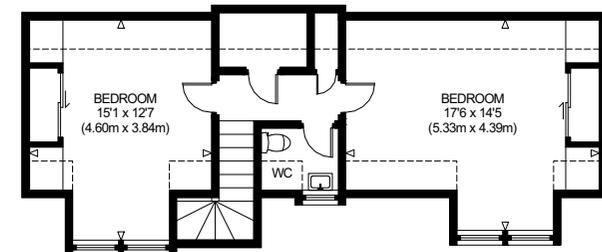
TOTAL COMBINED FLOOR AREA

5,221 SQ FT (485.1 SQ M)

For Identification Purposes Only



FIRST FLOOR

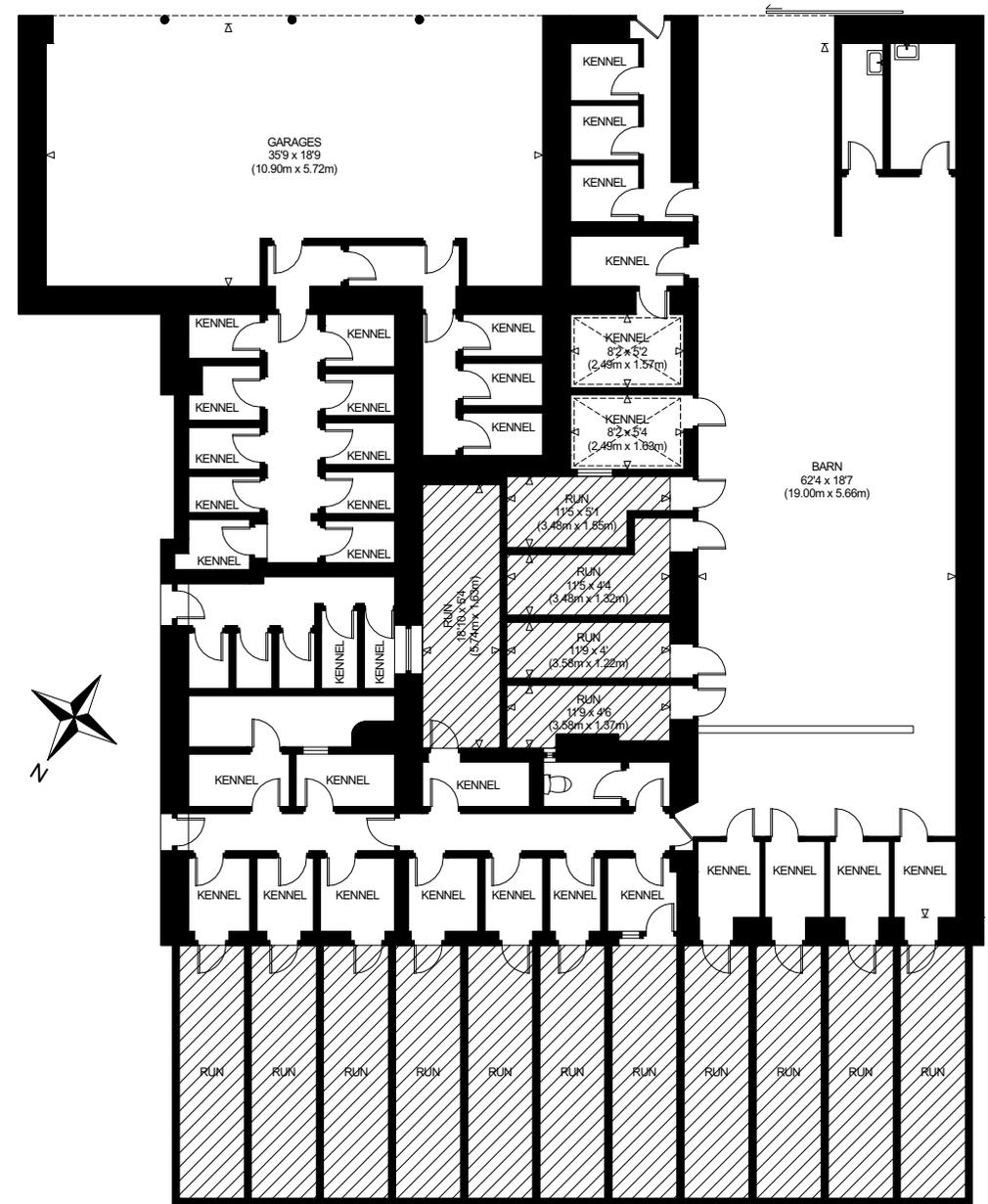


SECOND FLOOR



Lot 2: Offers over £150,000.

Lot 2 sits off the east side of Fishergate Road but is adjacent to the house. The former steading building is primarily stone built with a slate roof and arranged in an L shape with open stores to the south and a large barn on the west elevation. There is a more recent extension to the north and east which forms kennelling and there is a central courtyard with dog runs. There is a large area of lawn to the north where there is a timber shed. There are three paddocks which extend to around 5.8 acres. In the middle paddock is a good quality timber-built stable with two loose boxes. The land at Seton East has been graded as Class 1 by the James Hutton Institute of Soil Research.



EXTERNAL BARN AREA 1,525 SQ FT (141.7 SQ M)

GENERAL REMARKS

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, gas and electricity. Drainage is to a private septic tank.

Local Authority & tax band

Lot 1: East Lothian Council Tax Band G.

Lot 2: The kennels building is subject to business rates and has a rateable value of £2,650.

Fixtures & Fittings

Integrated white goods, light fittings, curtains and blinds are to be included within the sale.

Listing

Seton East House is C Listed.

Solicitors

Stuart and Stuart, 25 Rutland Street, Edinburgh, EH1 2RN. Tel: 0131 222 9975.

Path

A historic footpath runs along the southern boundary of lot 2.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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